



# ***Talbot County Board of Appeals***

## **Agenda for June 7, 2010 – June 28, 2010**

**06/07/10  
7:30 p.m.**

**WILLIAM SHANNAHAN, APPEAL # 10-1538**

27324 Chloras Point Road

Easton, MD 21601

Tax Map 53, Grid 23, Parcel 37

Zone: RC/WRC (Rural Conservation/Western Rural Conservation)

**VARIANCE:** Applicants, William Shannahan, III *et al.*, are requesting variances from certain non-tidal wetland buffer, Shoreline Development Buffer, expanded buffer, and tributary stream buffer requirements to permit an upgrade of the classification of an existing driveway or farm lane ("Lane") to a private road right-of-way to support a four lot subdivision. The variances would permit the following:

(A) Realignment of a portion of the Lane currently located within a 100' tributary stream buffer, which would reduce the length of the Lane located within said buffer and permit restoration of a portion of the buffer. The portion of a 25' wide access easement centered on the realigned Lane and located within the stream buffer totals 3,157 sq. ft.;

(B) Conversion to a private road right-of-way of a portion of the Lane that crosses the dam of a non-tidal pond within the 25' non-tidal wetland buffer extending from the pond. Proposed improvements within the buffer include installation of reflectors and gravel over the existing Lane, but the total area of the 40' wide private road right-of-way located within the 25' non-tidal wetland buffer is 4,199 sq. ft.;

(C) Conversion to a private road right-of-way of a portion of the Lane that crosses the dam of a non-tidal pond within the 100' Shoreline Development Buffer extending from State waters and tidal wetlands on the opposite side of the dam from the non-tidal pond. Proposed improvements within the buffer include installation of reflectors and gravel over the existing Lane, but the total area of the 40' wide private road right-of-way located within the 100' Shoreline Development Buffer is 19,794 sq. ft.; and

(D) Future grading and maintenance of a swale located within the 100' Shoreline Development Buffer or Expanded Buffer to accommodate surface drainage. The area of the 30' drainage easement within such buffers totals 3,002 sq. ft. and 2,624 sq. ft., respectively.

With respect to each of the four variances, portion(s) of the applicable buffer would be reduced to 0'.

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**06/14/10      NO MEETING**

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**06/21/10  
7:30 p.m.**

**NEAL & KAREN KIRSCH, APPEAL # 10-1535**

22590 Skippers Lane  
Bozman, MD 21612  
Tax Map 31, Grid 19, Parcel 334, Lot 2  
Zone: RR (Rural Residential)

**VARIANCE:** Applicants, Neal & Karen Kirsch are requesting seven (7) variances of the required 100 foot Shoreline Development Buffer to (1) expand the kitchen area to be located 96.13' from MHW; (2) proposed screened porch to be located 95.72' from MHW; (3) proposed deck expansion to be located 78.86' from MHW; (4) proposed deck expansion over existing pool deck to be located 59.88' from MHW; (5) proposed replacement steps to be located 72.95' from MHW; (6) proposed balcony to be located 67.56' from MHW and (7) vertical expansion of the existing residence located at 67.56 from MHW, from 16'-10" to 25'-0" measured from ground level to the highest peak along the waterside elevation. The closest point of the existing residence is 61.83' from MHW.

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**06/28/10      NO MEETING**

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***MEETINGS WILL BE HELD AT THE BRADLEY MEETING ROOM, SOUTH WING,  
COURT HOUSE, 11 NORTH WASHINGTON STREET, EASTON, MD 21601***